

084.0

0005

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
723,500 / 723,500

APPRaised:

723,500 / 723,500

USE VALUE:

723,500 / 723,500

ASSESSED:

723,500 / 723,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		ORIENT AVE, ARLINGTON

OWNERSHIP

Owner 1:	GALVIN SEAN D/TRUSTEE	Unit #:	
Owner 2:	389 MASS AVE REALTY TRUST		
Owner 3:			

Street 1: 630 HIGH ST

Street 2:

Twn/City: MEDFORD

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02155		Type:	

PREVIOUS OWNER

Owner 1:	CARLSON WERNER A -
Owner 2:	-

Street 1: 14 BIGELOW AVE

Twn/City: WINCHESTER

St/Prov: MA	Cntry:		
Postal: 01890			

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1968, having primarily Vinyl Exterior and 2695 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							53097
							GIS Ref
							GIS Ref
							Insp Date
							10/25/18

PREVIOUS ASSESSMENT

Parcel ID 084.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	324,500	0	5,000.	399,000	723,500	723,500	Year End Roll	12/18/2019
2019	104	FV	305,300	0	5,000.	393,300	698,600	698,600	Year End Roll	1/3/2019
2018	104	FV	305,300	0	5,000.	302,100	607,400	607,400	Year End Roll	12/20/2017
2017	104	FV	286,200	0	5,000.	285,000	571,200	571,200	Year End Roll	1/3/2017
2016	104	FV	286,200	0	5,000.	262,200	548,400	548,400	Year End	1/4/2016
2015	104	FV	244,800	0	5,000.	245,100	489,900	489,900	Year End Roll	12/11/2014
2014	104	FV	244,800	0	5,000.	225,700	470,500	470,500	Year End Roll	12/16/2013
2013	104	FV	254,600	0	5,000.	225,700	480,300	480,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON WERNER	1433-69		4/26/2013	Change>Sale	500,000	No	No		
CARLSON WERNER	1360-108		10/7/2008	Family		1	No	No	
	770-52		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2010	945	Manual	1,500					REPL WINDOW SASH

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	336	PATRIOT
3/27/2000	Inspected	263	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																	
Type: 14 - Multi-TnHs				Full Bath: 2	Rating: Average			NO INSP #25 INFO FROM OWNER.																																																																																					
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																								
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																								
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																								
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																								
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																								
Sec Wall:		%		OthrFix:	Rating:																																																																																								
Roof Struct: 2 - Hip				OTHER FEATURES																																																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average																																																																																								
Color: GRAY				A Kits:	Rating:																																																																																								
View / Desir:				Fpl:	Rating:																																																																																								
GENERAL INFORMATION				WSFlue:	Rating:																																																																																								
Grade: C - Average				CONDOS INFORMATION																																																																																									
Year Blt: 1968	Eff Yr Blt:			Location:																																																																																									
Alt LUC:		Alt %:		Total Units:																																																																																									
Jurisdct: G12		Fact:	.	Floor:																																																																																									
Const Mod:				% Own:																																																																																									
Lump Sum Adj:				Name:																																																																																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																	
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																																																																																		
Prim Int Wall: 1 - Drywall				Functional:		%	Interior:	2	4	2	M																																																																																		
Sec Int Wall:		%		Economic:		%	Additions:																																																																																						
Partition: T - Typical				Special:		%	Kitchen:																																																																																						
Prim Floors: 3 - Hardwood				Override:		%	Baths:																																																																																						
Sec Floors: 5 - Lino/Vinyl	25%			Total:	31	%	Plumbing:																																																																																						
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:																																																																																					
Subfloor:				Basic \$ / SQ:	140.00		Other Features:	101500																																																																																					
Bsmnt Gar:				Size Adj.: 1.22692299			Grade Factor:	1.00																																																																																					
Electric: 3 - Typical				Const Adj.: 0.98245209			NBHD Inf:	1.00000000																																																																																					
Insulation: 2 - Typical				Adj \$ / SQ:	168.755		NBHD Mod:																																																																																						
Int vs Ext: S				Other Features:	101500		LUC Factor:	1.00																																																																																					
Heat Fuel: 3 - Electric				Grade Factor:	1.00		Adj Total:	470295																																																																																					
Heat Type: 6 - Elec Base/B				NBHD Inf:	1.00000000		Depreciation:	145791																																																																																					
# Heat Sys: 2				NBHD Mod:			Final Total:	324500																																																																																					
% Heated: 100		% AC:		LUC Factor:	1.00		Val/Su Net:	105.73																																																																																					
Solar HW: NO		Central Vac:	NO	Adj Total:	470295		Val/Su SzAd:	178.30																																																																																					
% Com Wall		% Sprinkled:		Depreciated Total:	324503																																																																																								
MOBILE HOME				Make:			PARCEL ID	084-0-0005-0010.0																																																																																					
SPEC FEATURES/YARD ITEMS				Model:				Serial #:		Year:		Color:																																																																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																												
More: N					Total Yard Items:				Total Special Features:				Total:																																																																																
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